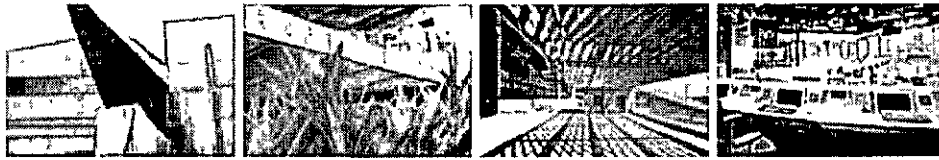


A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, January 11, 2007

 [Back](#)  [Print](#)

Zoning Ordinances / Restrictive Covenants
(HEARINGS CLOSED)
RECOMMENDATION FOR COUNCIL ACTION

ITEM No. 68

Subject: C14-06-0029 - 620 North - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 15400-15402 North FM 620 (Lake Creek Watershed) from development reserve (DR) district zoning and interim-rural residence (I-RR) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. First reading approved on November 16, 2006. Vote: 7-0. Applicant and Agent Ali Bahrami. City Staff. Wendy Walsh, 974-7719

**Additional Backup
Material**

(click to open)

- ☐ [Staff Report](#)
- ☐ [Ordinance](#)

For More Information:

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-06-0029

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as 15400 – 15402 North FM 620 (Lake Creek Watershed) from development reserve (DR) district zoning and interim rural-residence (I-RR) district zoning to community commercial (GR-CO) combining district zoning. The Conditional Overlay allows for restaurant (general) use and all neighborhood commercial (LR) uses, and 2,000 daily vehicle trips.

DEPARTMENT COMMENTS:

The Conditional Overlay incorporates the conditions imposed by the City Council at First Reading

OWNER AND APPLICANT: Ali Bahrami.

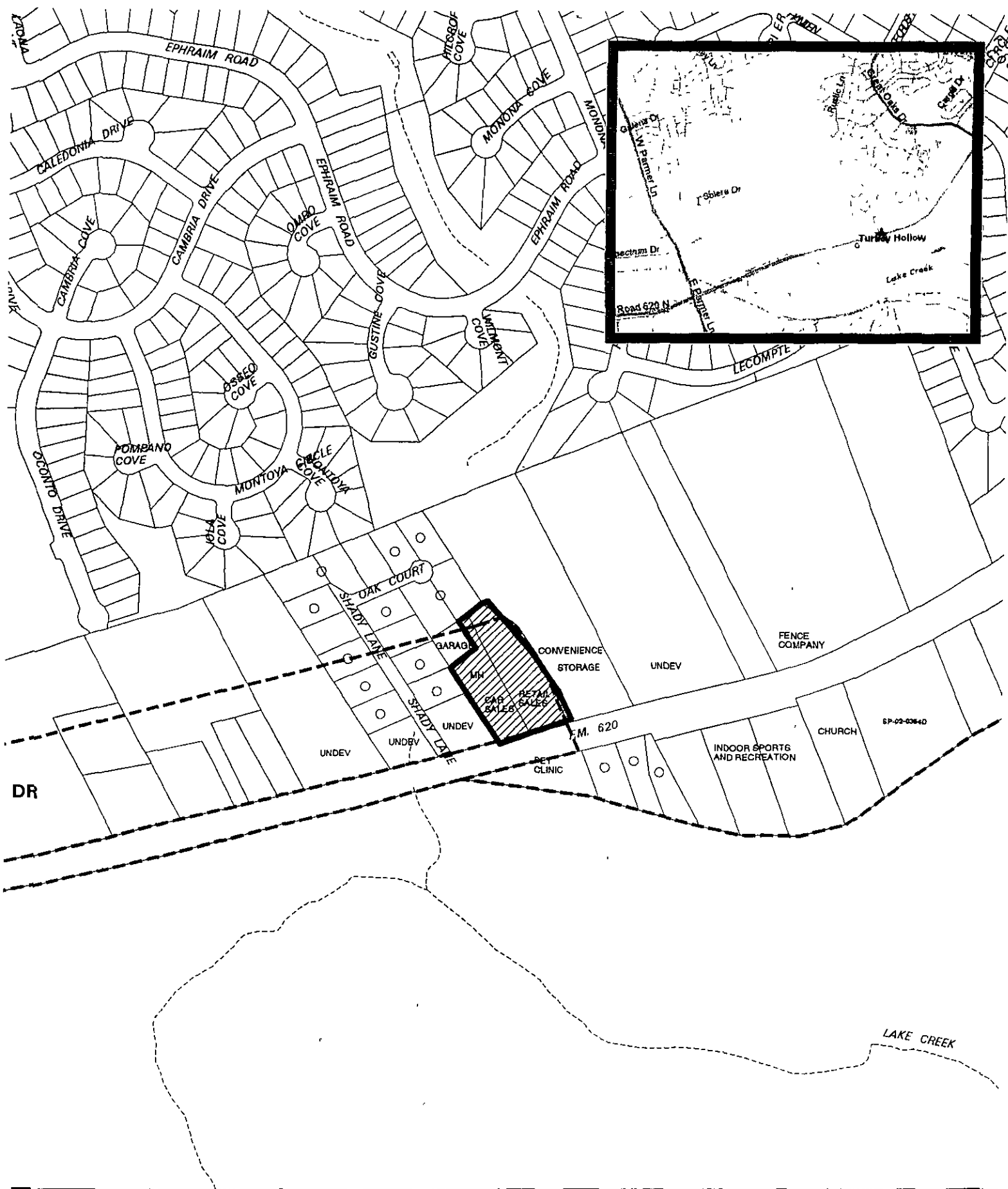
DATE OF FIRST READING: November 16, 2006, approved GR-CO district zoning, on First Reading (7-0)

CITY COUNCIL HEARING DATE: January 11, 2007

CITY COUNCIL ACTION

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us



	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR. W. WALSH</p>	<p></p> <p></p> <p></p>	<p>CASE #: C14-06-0029</p> <p>ADDRESS: 15400 - 15402 N FM 620 RD</p> <p>SUBJECT AREA (acres). 2.157</p>	<p>ZONING</p>	<p>DATE: 06-04</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>J40</p>
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ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 15400-15402 NORTH FM 620 AND REZONING AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND DEVELOPMENT RESERVE (DR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district and development reserve (DR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-06-0029, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.157 acre tract of land, more or less, out of the T.P. Davy Survey, Abstract No. 169 in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 15400-15402 North FM 620, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

2. The following uses are conditional uses of the Property:

Community recreation (private)

Community recreation (public)

Congregate living

Group home, Class II

Hospital services (limited)

Residential treatment

Medical offices (exceeding 5000 sq. ft. of gross floor area)

3. The following uses are prohibited uses of the Property:

Automotive rentals

Automotive sales

Bail bond services

Business support services

Communications services

Exterminating services

Funeral services

Hospital services (general)

Indoor entertainment

Outdoor entertainment

Pawn shop services

Research services

Automotive repair services

Automotive washing (of any type)

Business or trade school

Commercial off-street parking

Drop-off recycling collection facility

Food preparation

General retail sales (general)

Hotel-motel

Indoor sports and recreation

Outdoor sports and recreation

Personal improvement services

Theater

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

2006

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

FIELD NOTES FOR
2 157 ACRES OF LAND

FIELD NOTES FOR 2.157 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE T.P. DAVY SURVEY, ABSTRACT NO. 169, IN WILLIAMSON COUNTY, TEXAS, BEING FURTHER DESCRIBED AS A PORTION OF THREE (3) TRACTS OF LAND CONVEYED TO ALI M. BAHRAMI IN DOCUMENT NO. 2001067690 OF REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEGINNING at a broken concrete highway department monument, found, being located on the North R.O.W. line of RM Road 620 North and being the Southwest corner of a 4.418 acre tract of land recorded as Document No. 199981462 of the Official Records of Williamson County, Texas and being the Southeast corner of Subject Tract;

Thence along the North R.O.W. line of RM 620 North three (3) courses and distances :

(1) S 77-11-23 W , for a distance of 37.97 feet, to an iron pin, found, being the Southwest corner of Tract 3 and Southeast corner of Tract 2;

(2) S 76-37-15 W , for a distance of 86.14 feet, to a iron pin, found , being the Southwest corner of Tract 2 and Southeast corner of Tract 1;

(3) S 76-35-56 W , for a distance of 119.58 feet, to an iron pin, found, being the Southeast corner of Lot 1, Block 1 of "Oak Park Subdivision", a subdivision in Williamson County, Texas, of record in Plat Cabinet B at Slide 65 of the Plat Records of Williamson County, Texas, and being the Southwest corner of Subject Tract;

THENCE N 27-51-31 W leaving the North R.O.W. line of RM Road 620 North and traveling along the East line of the aforementioned Lot 1, Block 1, for a distance of 199.28 feet, to an iron pin, found, being the Northeast corner of the aforementioned Lot 1, Block 1 and being the Southeast corner of Lot 2, Block 1, of the aforementioned subdivision, "Oak Park Subdivision";

THENCE N 27-02-21 W along the East line of the aforementioned Lot 2, Block 1, for a distance of 96.09 feet, to an iron pin, found, being the Southwest corner of 0.2475 acre tract of land recorded as Document No. 9840298 of the Official Records of Williamson County, Texas and being the Northwest corner of Tract 1,

THENCE N 58-14-12 E along the South line of the aforementioned 0.2475 acre tract of land, for a distance of 103.96 feet, to an iron pin, found, in the West line of Tract 2, being the Southeast corner of the aforementioned 0.2475 acre tract and being the Northeast corner of Tract 1 ,

THENCE N 28-02-57 W along the East side of the aforementioned 0.2475 acre tract, for a distance 103.79 feet, to an iron pin, found, being the Northeast corner of the aforementioned 0.2475 acre tract, also being located on the South line of Lot 7, Block 1, of "Oak Park Subdivision", a subdivision in Williamson County, Texas, of record in Plat Cabinet B at Slide 65 of the Plat Records of Williamson County, Texas and being the Northwest corner of Tract 2 ,

THENCE N 58-15-42 E along the South line of the aforementioned Lot 7, Block 1, for a distance of 96.39 feet, to a point on the City of Austin limit line on the south line of the aforementioned Lot 7, Block 1, also being located on the North line of Tract 2 ,

THENCE N 76-41-55 E along the City of Austin limit line, for a distance of 19.33 feet, to a point on the East line of Tract 3 and being the Northeast corner of Subject Tract,

THENCE traveling , along the West side of the aforementioned 4.418 acre tract, for the following four (4) courses and distances :

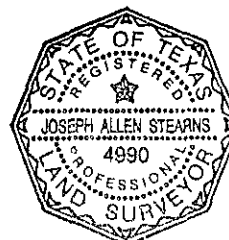
1. S 34-45-32 E for a distance of 222.27 feet, to a nail, found, in cedar tree;
2. S 29-11-31 E for a distance of 146.83 feet, to an iron pin, set;
3. S 20-27-31 E for a distance of 75.96 feet, to an iron pin, found,
4. S 19-02-50 E for a distance of 26.68 feet, to the PLACE OF BEGINNING, containing 2.157 acres of land, more or less

I, JOSEPH ALLEN STEARNS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THE COURSES, DISTANCES AND AREA WERE DETERMINED BY RECORD DEEDS AND SURVEY DATED 16TH DAY OF AUGUST, 2001 ARE TRUE AND CORRECT. GIVEN UNDER MY HAND AND SEAL, THIS THE 22ND DAY OF FEBRUARY, 2006

Joseph Allen Stearns

JOSEPH ALLEN STEARNS
REGISTERED PROFESSIONAL LAND SURVEYOR / NO. 4990
STEARNS AND ASSOCIATES, INC.
11303 TEDFORD STREET / AUSTIN, TEXAS / 78753
PHONE NUMBER : (512) 836-0533

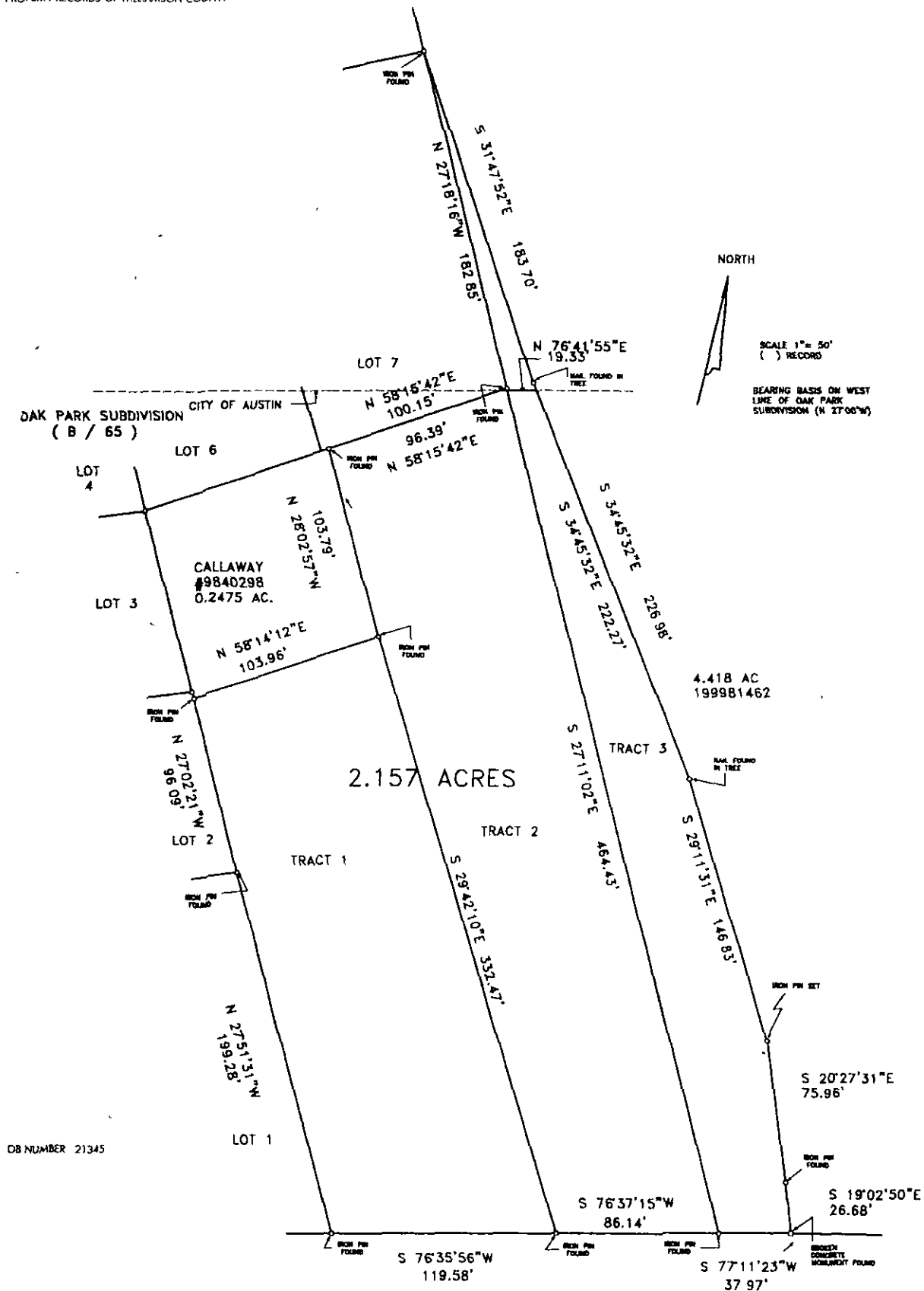
EXHIBIT A



LOCAL ADDRESS 15400 AND 15402 RM ROAD 620 NORTH

REFERENCE NAME ALI BAHRAMI

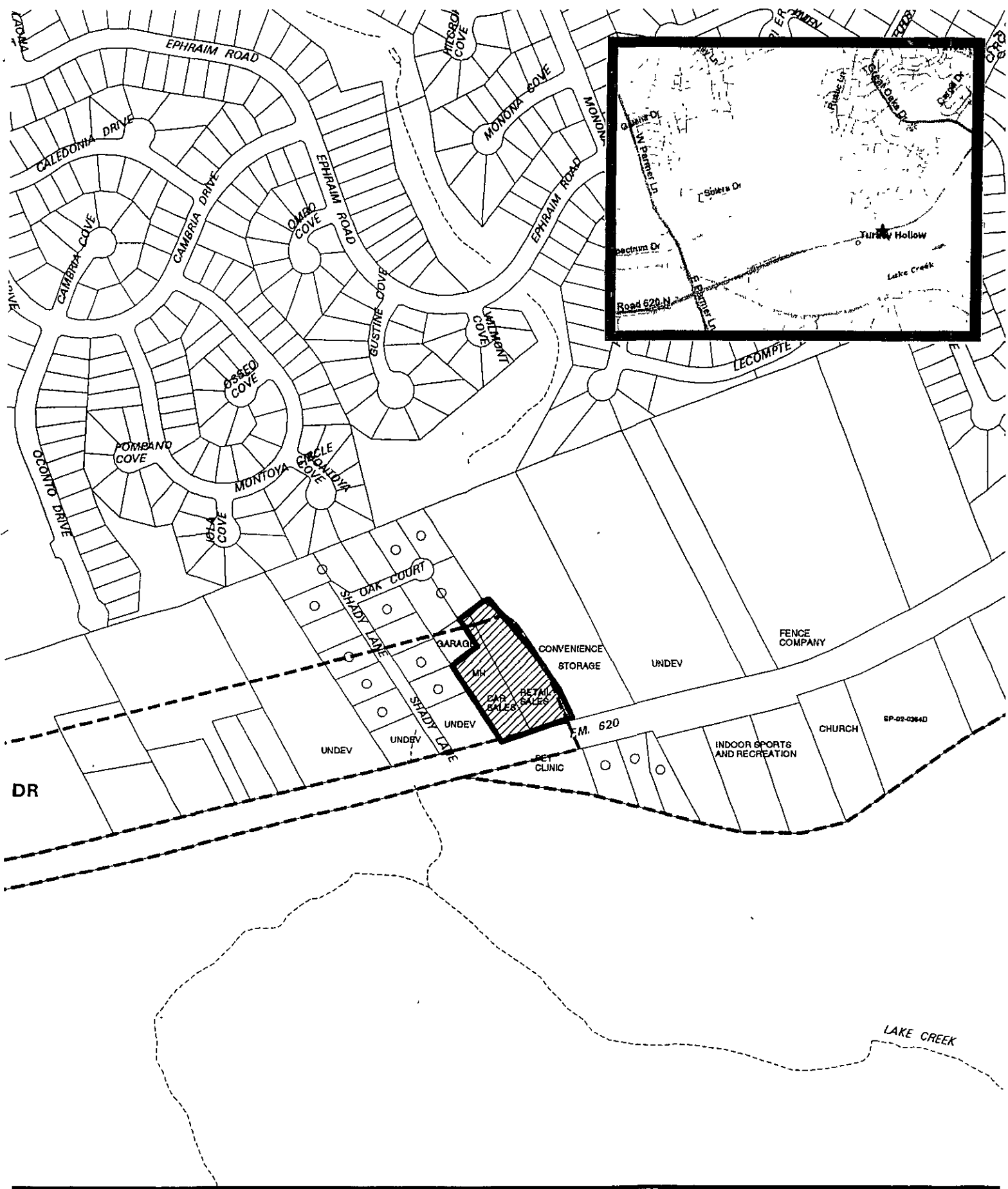
LEGAL DESCRIPTION 2.157 ACRES OF LAND, MORE OR LESS BEING OUT OF THE T P DAVY SURVEY ABSTRACT NO. 169, IN WILLIAMSON COUNTY, TEXAS
BEING FURTHER DESCRIBED AS A PORTION OF THREE (3) TRACTS OF LAND CONVEYED TO ALI M. BAHRAMI IN DOCUMENT NO. 2001067690 OF THE REAL
PROPERTY RECORDS OF WILLIAMSON COUNTY





DB NUMBER 21345

F.M. NO. 620

100' R.O.W



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W WALSH	<div style="display: flex; justify-content: space-between;"> <div>  ----- </div> <div> CASE #: C14-06-0029 ADDRESS: 15400 - 15402 N FM 620 SUBJECT AREA (acres): 2.157 </div> <div> ZONING EXHIBIT B DATE: 06-04 INTLS. SM </div> </div>	CITY GRID REFERENCE NUMBER J40
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ZONING CHANGE REVIEW SHEET

CASE: C14-06-0029

Z.A.P DATE: April 18, 2006
June 6, 2006
July 18, 2006
August 15, 2006
September 5, 2006

ADDRESS: 15400 – 15402 North FM 620

OWNER AND APPLICANT: Ali Bahrami

ZONING FROM: I-RR; DR **TO:** CS **AREA:** 2.157 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant neighborhood commercial – conditional overlay (LR-CO) combining district zoning. The Conditional Overlay limits development of the property to less than 2,000 vehicle trips per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

April 18, 2006. *1ST MOTION. APPROVED GR-CO DISTRICT ZONING; PROHIBIT ALL AUTOMOTIVE USES, PAWN SHOPS, EXTERMINATING SERVICES & PERSONAL SERVICES; 2000 VEHICLE TRIP LIMIT.*

*[K. JACKSON, M HAWTHORNE 2ND] (3-4) B. BAKER, C. HAMMOND, T RABAGO, J PINNELLI – NAY; S. HALE, J MARTINEZ – LEFT EARLY
[MOTION FAILED]*

2ND MOTION: CONTINUED TO 06/06/06 (ZAP)

[M. HAWTHORNE, J. PINNELLI 2ND] (7-0) J. MARTINEZ, S. HALE – LEFT EARLY

** PUBLIC HEARING REMAINED OPEN,*

** COMMISSIONERS REQUESTED INFORMATION ON FLOOD PLAIN, WATER & WASTEWATER SERVICES FOR THE AREA; AND PROJECTION ON 620 IMPROVEMENTS*

June 6, 2006 *APPROVED A POSTPONEMENT REQUEST TO 07-18-06 (APPLICANT)
[J. MARTINEZ; J PINNELLI – 2ND] (9-0)*

July 18, 2006: *APPROVED A POSTPONEMENT REQUEST TO 08/15/06 (APPLICANT)
[M. HAWTHORNE, C HAMMOND 2ND] (6-0) B. BAKER, J MARTINEZ, J GOHIL – ABSENT*

August 15, 2006: *APPROVED A POSTPONEMENT REQUEST TO 09/05/06 (APPLICANT)
[J. MARTINEZ, J PINNELLI 2ND] (8-0) K. JACKSON – ABSENT*

September 5, 2006: *1ST MOTION: APPROVED STAFF'S RECOMMENDATION FOR LR-CO DISTRICT ZONING.*

*[K. JACKSON, C. HAMMOND 2ND] (4-3) B. BAKER, J. PINNELLI, S. HALE – NAY;
{MOTION FAILED}*

2ND MOTION: MOTION MADE TO MAINTAIN DR DISTRICT ZONING AND ZONE THE I-RR PORTION TO DR.

[B. BAKER, J. MARTINEZ 2ND] (5-2) S. HALE, K. JACKSON – NAY; T. RABAGO – OFF DAIS; J. SHIEH – ABSENT

ISSUES:

The Applicant would like to discuss the Zoning and Platting Commission recommendation.

At the April 18th ZAP meeting, the Commission requested that additional information be provided on transportation, water / wastewater, and floodplain issues.

Transportation: The subject tract is about 3,000 feet from the intersection of SH 45 at RM 620, and at this time, work on SH 45 is currently underway. SH 45 will be a toll facility with the connection to RM 620 occurring as an overpass. SH 45 will have main lanes and frontage roads. A connection to RM 620 east of the proposed SH 45 will remain as a signalized intersection under the overpass. Please refer to Exhibit A-4 for a schematic of the area depicting this connection.

Water / Wastewater: City water and wastewater lines presently terminate in the Davis Springs area, located more than 1 1/2 miles north and west of the subject property, near the intersection of FM 620 and Parmer Lane. The City does not have plans to extend utility services unless the rezoning area and surrounding area along FM 620 is annexed into the Full-Purpose jurisdiction and full funding is in place that allows for the City to extend this infrastructure. Alternately, it is possible for landowners to extend the infrastructure at their own expense. Brushy Creek MUD (within the County and located to the north and east) purchases water and wastewater services at wholesale prices from the City of Round Rock.

Flood Plain: Exhibits A-2 and A-3 show that the 100-year flood plain is located west of this tract and affects the first several lots within the Oak Park subdivision.

DEPARTMENT COMMENTS:

The subject rezoning area consists of two tracts containing pottery sales, used auto sales and a manufactured home and has been in the limited purpose jurisdiction since 1984. Both tracts take access to FM 620 and have development reserve (DR) and interim – rural residence (I-RR) district zoning. This property is situated at the edge of the City limits there are undeveloped lots and single family residences within the Oak Park subdivision to the west (DR; County) and to the east there are mini-warehouses, undeveloped property, and a fence company (County). On the south side of FM 620 there is the Robinson Ranch PUD

including a segment of SH 45, as well as an existing pet clinic, single family residences, a skating rink and a church. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes general commercial services (CS) zoning in order to accommodate redevelopment of the property for retail and restaurant uses. The Staff recognizes the property's location along an arterial roadway and proximity to the FM 620 / SH 45 intersection, however, it is not located at a corner and furthermore, is located adjacent to an established single family residential neighborhood on Shady Lane. Therefore, Staff recommends neighborhood commercial (LR) zoning to balance its location on a major thoroughfare and provide compatibility and potentially services to the existing residences in the area. LR zoning would allow for general retail sales – convenience (the sale of commonly used personal or household items) and limited restaurant (retail sale of food and beverages, limited to 3,000 square feet if adjacent to residences, and excludes the sale of alcoholic beverages), but does not permit retail sales (general) or general restaurant. The Conditional Overlay calls for a maximum number of daily vehicle trips that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR; DR	Pottery sales (retail sales – general), Auto sales; Manufactured home
<i>North</i>	DR, N/A (County)	Single family residences within the Oak Park subdivision; Woods of Brushy Creek subdivision
<i>South</i>	PUD; N/A (County)	Robinson Ranch (presently undeveloped); Pet services; Single family residences; Skating rink; Church
<i>East</i>	N/A (County)	Convenience storage, Undeveloped; Fence company
<i>West</i>	DR, N/A (County)	Two undeveloped lots and single family residences within the Oak Park subdivision; Garage

AREA STUDY: N / A

TIA: Is not required

WATERSHED: Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

604 – Davis Spring HOA

701 – Avery Ranch Neighborhood Association

SCHOOLS:

The subject property is within the Round Rock ISD

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-04-006 (Robinson Ranch – City initiated)	DR; I-RR LI-PDA to PUD on 6,058 acres of land.	Approved PUD with conditions including the recommendations of the Environmental Board	Approved PUD with conditions (6-17-04).

RELATED CASES:

The property was annexed into the Limited Purpose Jurisdiction in 1984

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
RM 620	100 feet	60 feet	Major Arterial	No	No	No

CITY COUNCIL DATE: November 2, 2006 **ACTION:** Approved a Postponement request by the Applicant to November 16, 2006 (5-0, McCracken, Kim – off the dais).

November 16, 2006 Approved GR-CO district zoning with restaurant (general) being the only permitted use, all LR district uses, and 2,000 trips, on 1st Reading (7-0)

December 14, 2006 Approved a Postponement request by the Neighborhood to January 11, 2007 (6-0, Cole off the dais).

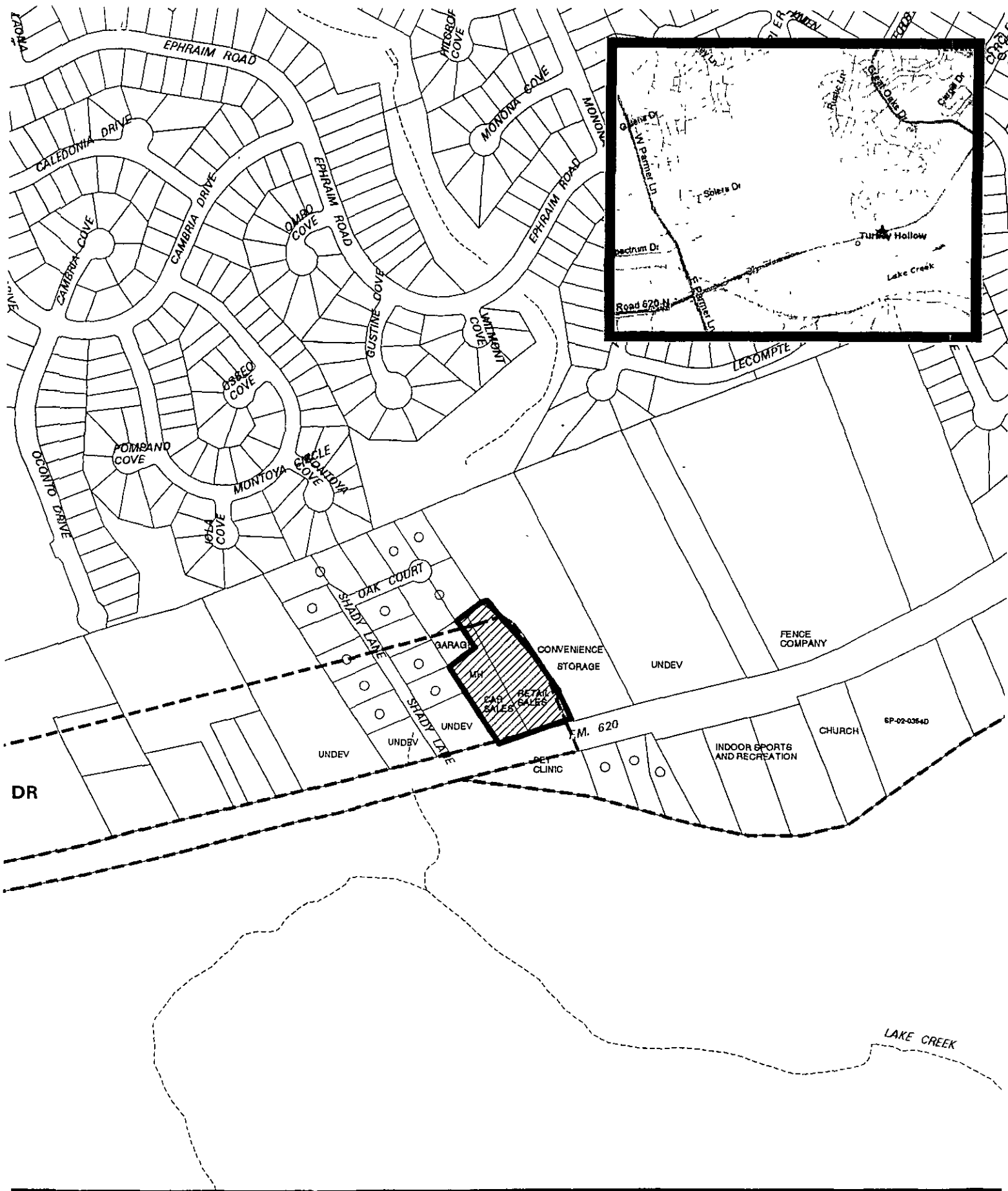
January 11, 2007



ORDINANCE READINGS: 1st November 16, 2006 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W WALSH	 -----	CASE #: C14-06-0029 ADDRESS 15400 - 15402 N FM 620 RD SUBJECT AREA (acres): 2.157	ZONING EXHIBIT A DATE: 06-04 INTLS. SM	CITY GRID REFERENCE NUMBER J40

15400 - 15402 N FM 620 RD
C14-06-0029

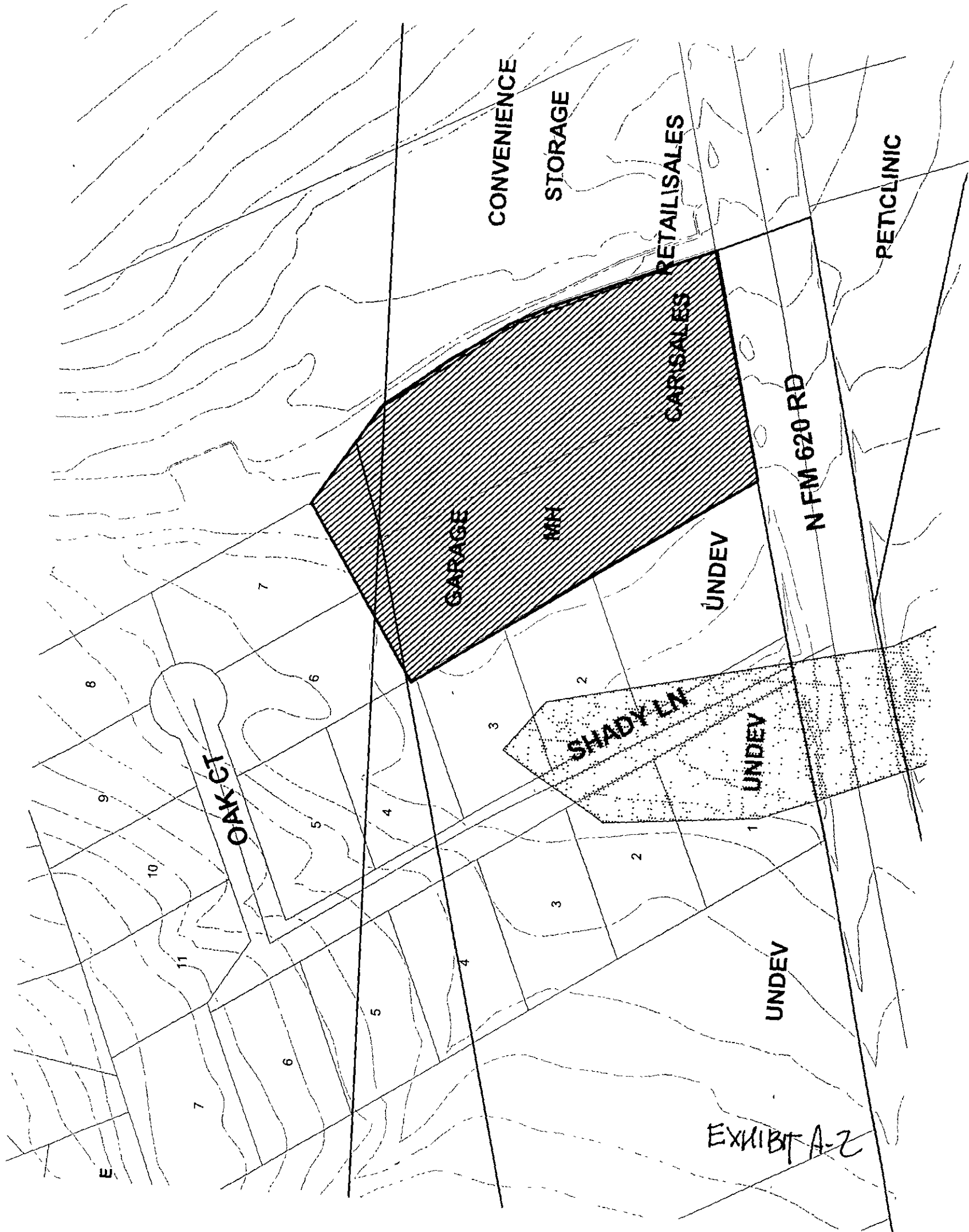
Legend

- Zoning
- Base
- Center Line
- Major Roads

0 50 100 150 Feet

C14-06-0029

EXHIBIT A



CONVENIENCE

STORAGE

RETAIL SALES

PET CLINIC

N FM 620 RD

OAK CT

SHADY LN

GARAGE

MH

CAR SALES

UNDEV

UNDEV

UNDEV

EXHIBIT A-2

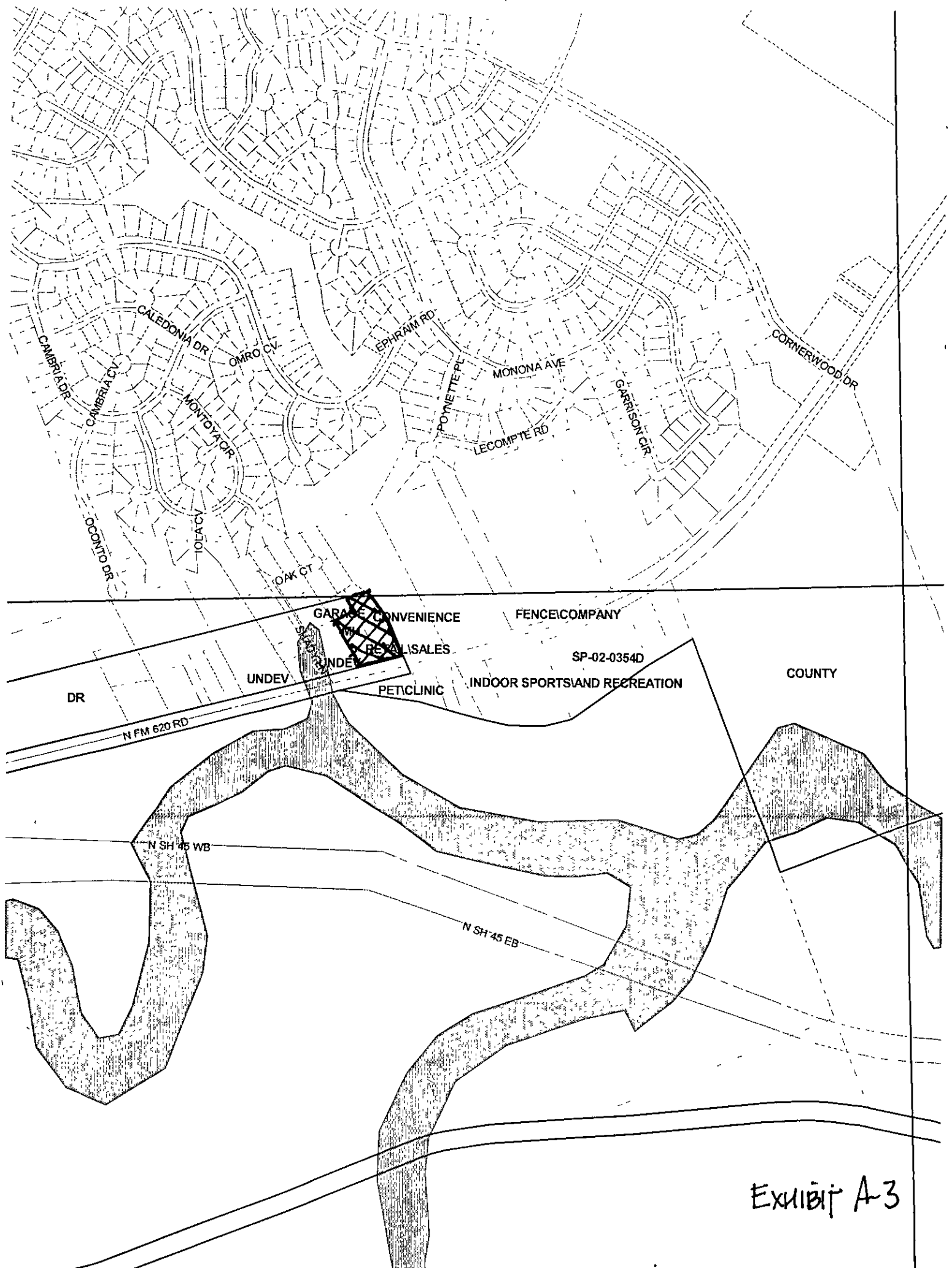
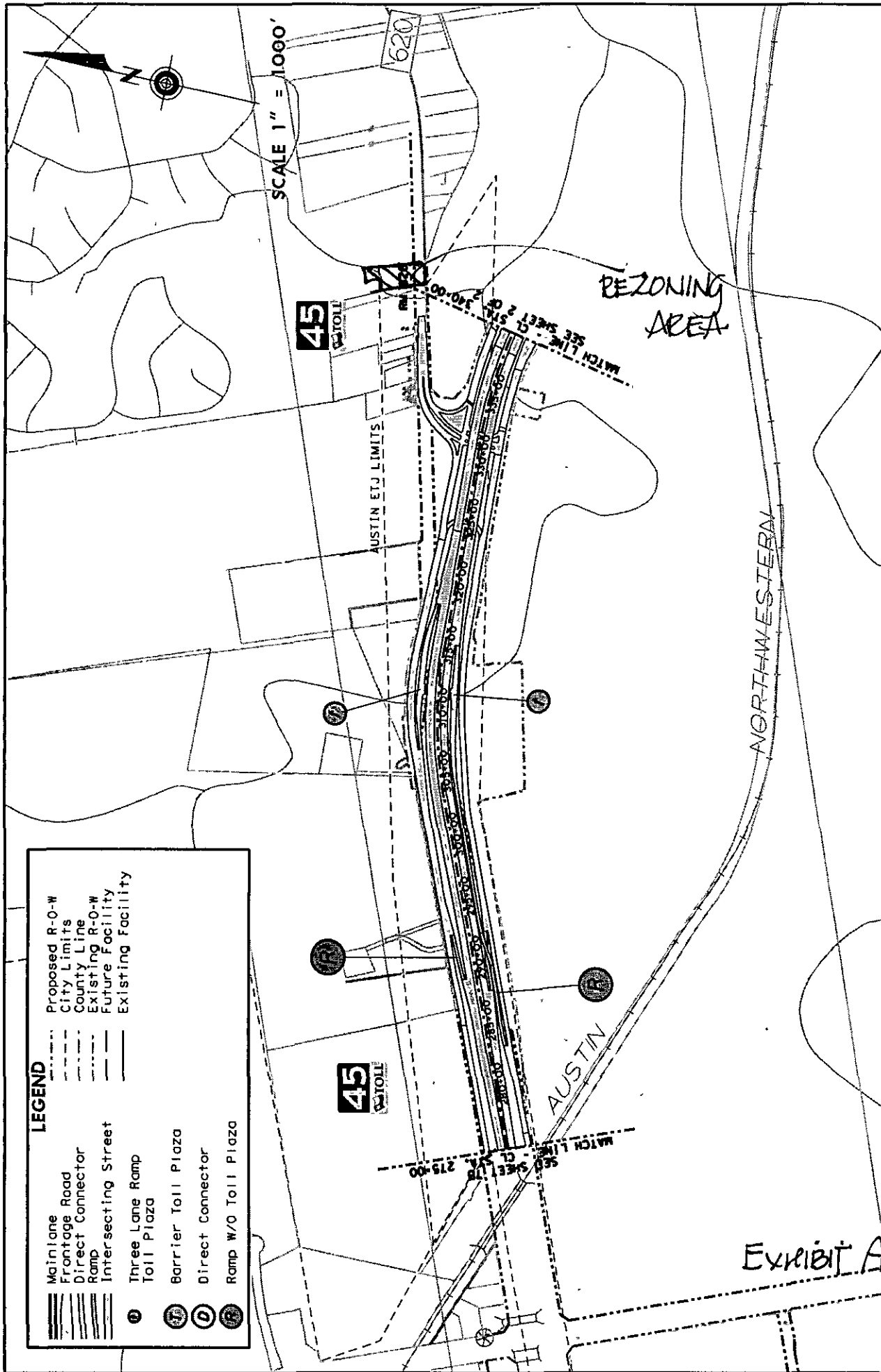


EXHIBIT A-3



SH45 SECTION 7A (Sheet 1 of 2) FROM STA. 275+00 TO STA. 398+50



SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant neighborhood commercial – conditional overlay (LR-CO) combining district zoning. The Conditional Overlay limits development of the property to less than 2,000 vehicle trips per day

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

The GR, Community Commercial district is intended for an office or other commercial use that serves neighborhood and community needs and is generally accessible from major traffic ways

The neighborhood commercial (LR) district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin *Land Development Code* states. "The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment."

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The property is located along an arterial roadway and in proximity to the FM 620 / SH 45 intersection, however, it is not located at a corner and furthermore, is located adjacent to an established single family residential neighborhood on Shady Lane. Staff recommends neighborhood commercial (LR) zoning to balance its location on a major thoroughfare and provide compatibility and potentially services to the existing residences in the area. The Conditional Overlay calls for a maximum number of daily vehicle trips that will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections

EXISTING CONDITIONS

Site Characteristics

The rezoning area is developed with a retail sales (general) use, automotive sales use and a manufactured home, and is moderately wooded. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the CS, GR or LR zoning district would be 80%, which is based on the more restrictive zoning regulations.

Environmental

The site is located over the northern Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Lake Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq ft)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for RM 620. Dedication of additional right-of-way may be required during the subdivision or site plan process. [LDC, Sec 25-6-51 and 25-6-55)

The trip generation under the requested zoning is estimated to be 10,233 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with an on-site well and septic system.

Compatibility Standards

Along the west property line, the following standards apply:

- No structure may be built within 25 feet of the property lines.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least of 5 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection

Additional design regulations will be enforced at the time a site plan is submitted.

Ali Bahrami
P O BOX 200991
Austin, Texas 78720
512-560-1550

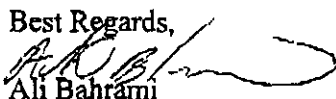
Re. C14-06-0029
Sub: 15400-15402 RM 620 N.
Austin, Texas 78717

To: Zoning and Platting Commission

The application for zoning change from Development Reserve (DR) to Commercial Services (CS) is with intention of opening a small neighborhood Restaurant and Bar (<2500 FT SQ) as portion of a neighborhood shopping center. The average daily traffic volume for 2005 was 36,400 per RM 620 corridor study conducted by Williamson county and the proposal of changing the four (4) lanes to six (6) lanes based on the public meetings held on 6-18-05, due to projected traffic growth (attached).

I understand the residential neighborhood is located directly behind the subject property and set backs can be imposed adjacent to the residents on the west and north side of the property.

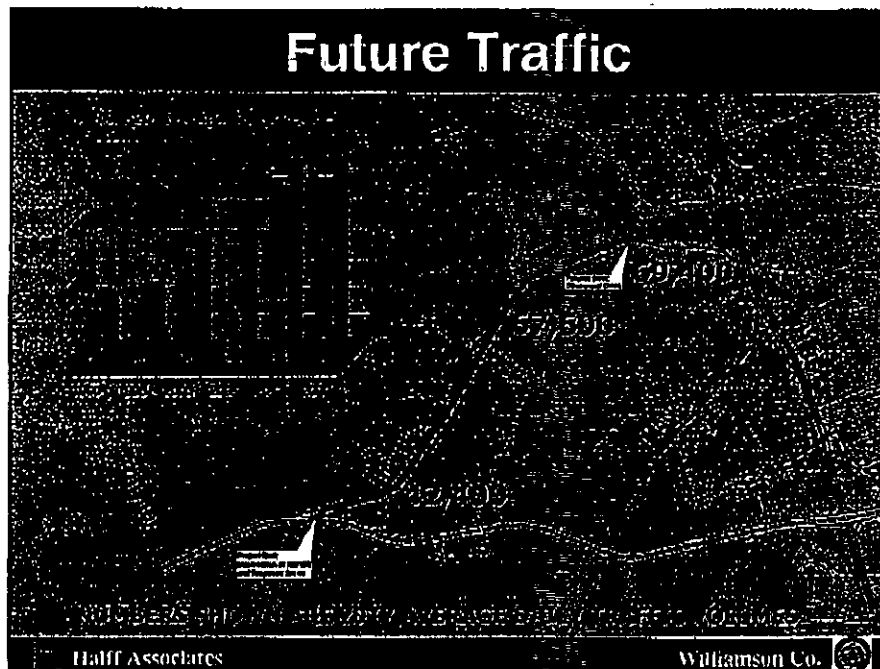
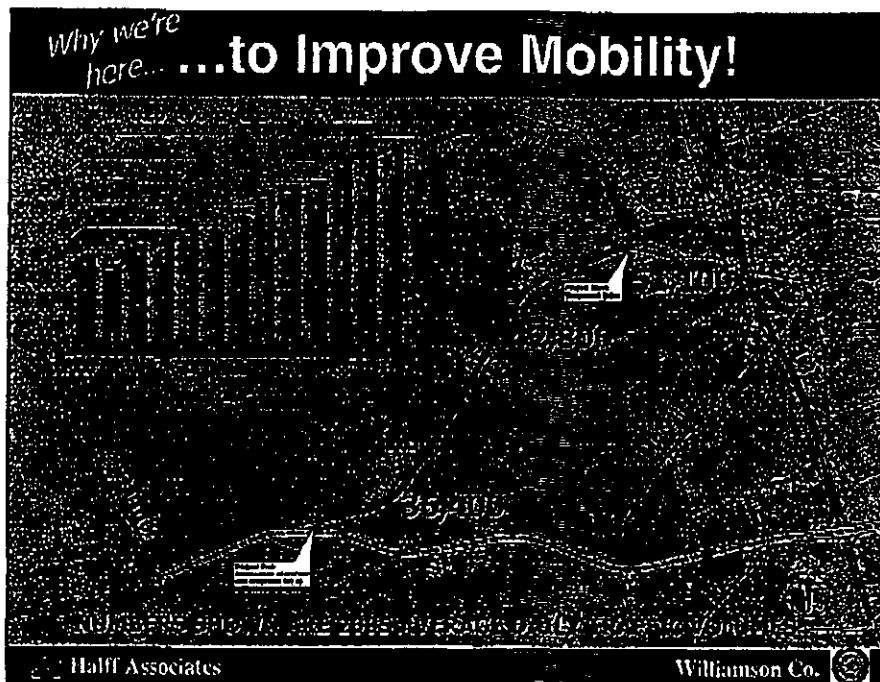
Best Regards,


Ali Bahrami

4-12-06

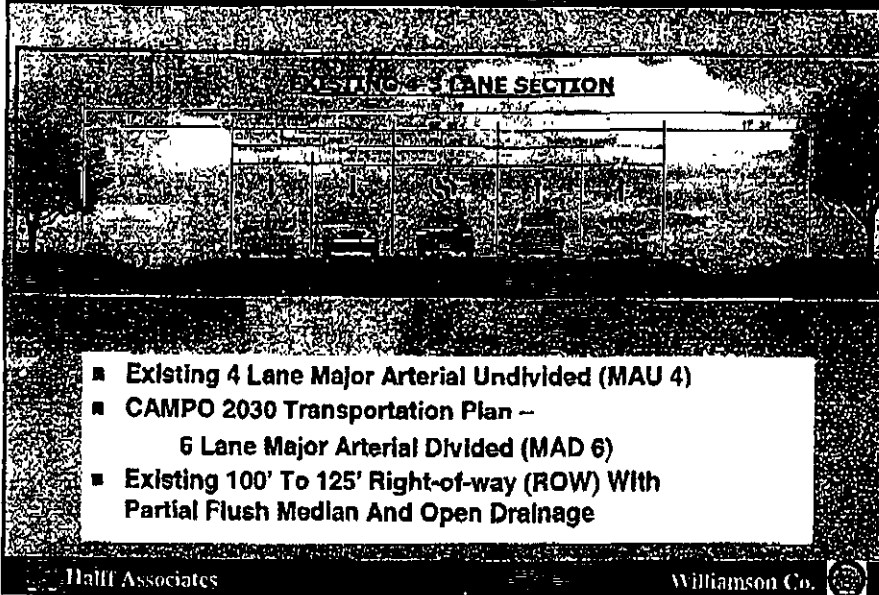
NATURE SAVER™ FAX MEMO 01816		Date	4-12-06	# of pages	4
To	MS. W. WALSH		From	Ali BAHRAMI	
Co./Dept			Co.		
Phone #	974-7719		Phone #	560-1550	
Fax #	974-6054		Fax #		

RM 620 CORRIDOR STUDY
FROM SH 45 TO DEEP WOOD DR.
JULY 18, 2005 PUBLIC MEETING



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Existing RM 620



RM 620 Alternatives **DRAFT**



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RM 620 Alternatives DRAFT

C

SOME CRUSH MEDIAN - CLOSED DRAINAGE - 200' ROW

D

SOME CRUSH MEDIAN - OPEN DRAINAGE - 200' ROW

E

SOME CRUSH MEDIAN - CLOSED DRAINAGE - 200' ROW

F

SOME CRUSH MEDIAN - OPEN DRAINAGE - 200' ROW

Hall Associates
Williamson Co.

Comparing Alternatives

Safety Improvements

Visibility / Easement

Environmental Effects

Visual & Aesthetic Effects

Cost Effectiveness & Affordability

Compatibility with Other Projects

Major Negative Effect	Some Negative Effect	No Effect, Neutral	Some Positive Effect	Major Positive Effect
==	=	0	+	++

Hall Associates
Williamson Co.



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-06-0029

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

April 18, 2006 Zoning and Platting Commission

Robert (Bob) M. Mann

Your Name (please print)

15303 Shady Lane, Austin, Texas 78717

Your address(es) affected by this application

Robert M Mann

Signature

4-14-06

Date

Comments

The property at 15400-15402 N. FM 620 directly adjoins our property and home at 15303 Shady Lane. We are Lot 2 Block 1 OPS, a subdivision in Williamson County (WC), according to the map/plat of record in Vol 4, Page 85, Plat Records of WC. This property adjacent on FM 620 consisted of only a rural residence until approximately two years CS Zoning until such time that adequate water/wastewater services and water controls can be present. Development would require on site wastewater treatment system(s) in a critical area already with numerous adjacent water wells serving as the only water supplies for existing homes. Sometime in the next five years a plan to upgrade FM620 will be drafted and implemented by Williamson County and TxDOT. Until that time, development along this area of FM620 is premature and provides challenges to WC, road construction firms, existing property owners, and area citizens who travel FM620. Again, we plead that the City of Austin not encourage development by zoning change until better services and transportation avenues are present.

Call (512) 360-8019

Thank you

Robt (Bob) M Mann

Oak Park Neighborhood Representative for all 10 homeowners in OPS adjacent to the subject tract at 15400/15402 N FM 620.

Walsh, Wendy

From: Walsh, Wendy
Sent: Tuesday, July 18, 2006 9:13 AM
To: 'ali@rremco.com'
Subject: RE: C14-06-0029

Mr Bahrami,

Please let me know which ZAP date in August - the 1st or the 15th - that you would like to request a postponement and provide the reason for seeking a postponement.

Thank you,
Wendy Walsh

-----Original Message-----

From: ali@rremco.com [mailto:ali@rremco.com]
Sent: Monday, July 17, 2006 9:17 AM
To: Walsh, Wendy
Subject: RE: C14-06-0029

Dear Ms Walsh,

I would like to postpone the Zoning and Platting of C14-06-0029 scheduled for 7-18 to August. If you have questions or need additional info please feel free to contact me.

Best regards,
Ali
560-1550

> Dear Mr Bahrami,
>
> After our discussion of this case on the phone, I am writing to confirm
> that the Applicant has requested a postponement to the Zoning and
> Platting Commission meeting of July 18th.
>
> Wendy
>
> -----Original Message-----
> From: ali@rremco.com [mailto:ali@rremco.com]
> Sent: Tuesday, June 06, 2006 1:18 PM
> To: Walsh, Wendy
> Subject: C14-06-0029
>
> Hello Ms. Walsh,
> I would like to postpone the Zoning and Platting commission meeting
> scheduled for today (case number C14-06-0029) for 30 days If you have
> questions or need additional information please feel free to contact me
>
> Best Regards,
> Ali Bahrami
> 512-560-1550
>

- 7. Rezoning: C14-06-0029 - 620 North**
 Location: 15400 - 15402 North FM 620, Lake Creek Watershed
 Owner/Applicant: Ali Bahrami
 Postponements: Continued on 4/18/06 (ZAP); Postponed on 6/6/06 (applicant);
 Postponed on 7/18/06 (applicant); Postponed on 8/15/06 (applicant)
 Request: I-RR, DR to CS
 Staff Rec.: **Recommendation of LR-CO**
 Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
 Neighborhood Planning and Zoning Department

1ST MOTION: APPROVED STAFF'S RECOMMENDATION FOR LR-CO DISTRICT ZONING.

[K.JACKSON, C.HAMMOND 2ND] (4-3) B.BAKER, J.PINNELLI, S.HALE – NAY; {MOTION FAILED}

2ND MOTION: MOTION MADE TO MAINTAIN DR DISTRICT ZONING AND ZONE THE I-RR PORTION TO DR.

[B.BAKER, J.MARTINEZ 2ND] (5-2) S.HALE, K.JACKSON – NAY; T.RABAGO – OFF DAI; J.SHIEH – ABSENT

SUMMARY

Wendy Walsh, staff, gave staff presentation to the commission.

Commissioner Baker – Requested maps or a display that showed roadway improvements.

Ms. Walsh – I do not have any maps today; but Exhibit A-4 shows the lanes on 620, going through the Robinson Ranch property

Commissioner Baker – Is it elevated at this location?

Commissioner Jackson – No it's not elevated.

Ms. Walsh – At this location it will just be at grade, there is an overpass at the intersection of 620.

Commissioner Baker – I'm looking at 140-feet of right-of-way, so we don't even know where his front property line is, do we? Or is it 140-feet from the center line?.....There's a lot that's sort of hanging... Okay (sigh)

Ali Bahrami – I'm the owner and applicant on this property; the property is located directly on 620, which is a major artery to SH-45 and I am applying for CS zoning; based on the number of the traffic in that area.

Commissioner Baker – What are your immediate plans for this area?

Mr. Bahrami – Depending on the zoning to develop it as a shopping center or depending on any recommendation from this commission.

Commissioner Baker – What are the uses on this tract?

Ms. Walsh – There is a pottery sales, used auto sales and a manufactured home presently on this tract.

Commissioner Baker – You have uses now that are far greater and more permissive than you probably are going to be able to get with zoning; we do not know, staff does not know where your actual property line will be, the contour of the roadway, when utilities will be available to this site; you can continue what you're doing, except for the outdoor storage for 10-years. Hopefully, by then there will be a roadway, some utilities, and full purpose annexation. If you look at the Land Development Code right now, it would tell us the definition of development reserve, which is the zoning that you currently have; and that is land that is not ready for development.

Commissioner Jackson – I don't understand, it's on 620 as it exists today.

Commissioner Baker – As it is today and he can continue these uses for 10 more years

Commissioner Jackson – He's got 620 frontage in front; he's got highway frontage and if we look at the exhibit, the improvements are taking place to the east of his property; not directly in front of his property; although he doesn't have the utilities, water and sewage

Commissioner Hammond – Mr. Bahrami, are you paying City taxes yet?

Mr. Bahrami – No sir and I do not get any City services either.

FAVOR

No speakers.

OPPOSITION

Sue Mann, resident in the area – The major reason that we're opposed is because it is such a small piece of property that he owns and is oddly shaped. It is directly behind a line of homes that are self sustaining with their own wells and their own septic tanks. We feel that any type of use of this land is going to be large enough to produce a lot of wastewater that has to be treated and disposed of on the property. We are directly adjacent to it and most of our wells are very close to his line. I think it was said that his proposed plan was to make a restaurant at this location. Please delay zoning on this until municipal wastewater is provided to the area for everyone

REBUTTAL

No Rebuttal was made by the applicant.

Mr. Bahrami – At one time I did have someone who wanted to build a restaurant, but at this point I do not anymore. That was the intention initially. There are no immediate plans.

Commissioner Martinez and Hale moved to close the public hearing

Commissioner Martinez – I make a motion to deny the zoning request.

Commissioner Pinnelli – Second.

Commissioner – It's DR and not I-DR?

Ms. Walsh – There is DR on most of the site; then there is I-RR for small corner, at the north east side of the site.

Commissioner Baker – Commissioner, would you like to amend your motion to deny the requested zoning and to zone the I-RR portion to DR?

Commissioner Martinez – Yes, I'll amend it.

Commissioner Pinnelli – I'm okay with that.

Commissioner Jackson – I know we're zoning it DR because he doesn't have water and sewer, but we have a gentleman who owns property, who has the right to come in and ask for a rezoning. I don't think it's appropriate when the City has taken the action to annexing in...for us to say, "because the City won't deliver water and sewer services, we won't give him zoning". However, I don't agree with his request for CS, but I think that any of us can make a case that LR is an appropriate use along the frontage of 620; so my substitute motion would be to zone this tract LR

Commissioner Hammond – I'll second the substitute motion. I share Commissioner Jackson's comments about the annexation issue, but I also understand the neighborhood's concerns. This strip of 620 is going to change sooner than later.

Commissioner Gohil – Will he be complying with his current uses, if we give him LR?

Commissioner Jackson – Probably not.

Commissioner Pinnelli – Where he would be if we left it the way it was.

Commissioner Jackson – No, he's not compliant there either; he can continue the use the same way today.

Commissioner Baker – His current uses were existing prior to annexation, which make them legal

Commissioner Jackson – Whether we change the zoning or not, I think he can keep the uses that he's got today; we cannot fix that problem

Commissioner Hale asked for clarification on the motion

Discussion continued between the commissioners regarding LR zoning and what would be allowed in LR.

Commissioner Baker – Am I looking at Page A-7/9 correctly? If so, does the big highway miss it?

Commissioner Jackson – The intersection of SH-45 and 620, misses it. It's an improved roadway today, it's a 4-lane roadway today and you can drive on it; it's right in front of his property. If you remember, we put downtown Austin (Robinson Ranch) across the street; we've already zoned that to more intensive than the Central Business District in Austin. It is completely unfettered with any restrictions.

Commissioner Baker – Does everyone understand the motion for LR-CO, limiting the trips to 2000 vehicle trips.

Motion failed with a vote of 4-3.

Commissioner Baker – Let's go back to the first motion, which was to deny the request and leave it DR and zone the I-RR portion to DR.

Motion carried. (5-2)

8. Rezoning:	C14-06-0135 - Private Mini Storage
Location:	604 and 700 Corral Lane; 7116 South IH-35 Service Road Southbound, South Boggy Creek Watershed
Owner/Applicant:	Amy Trost and Christopher Masey; DL Case Investments, Inc (Daniel Case)
Agent:	Lopez-Phelps & Associates, L L.C (Amelia Lopez-Phelps)
Postponements.	Postponed on 8/1/06 (staff & applicant)
Request:	SF-2; SF-3 to CS
Staff Rec :	Not recommended.
Staff:	Wendy Walsh, 974-7719, wendy.walsh@c1.austin.tx.us Neighborhood Planning & Zoning Department

POSTPONED TO 09/19/06 (NEIGHBORHOOD)
[J.MARTINEZ, J.PINNELLI 2ND] (8-0) J.SHIEH – ABSENT

Walsh, Wendy

From: ali@remco.com
Sent: Wednesday, November 01, 2006 12:06 PM
To: Walsh, Wendy
Subject: C14-06-0029

City of Austin Mayor and council members,

I would like to postpone the subject case scheduled for 11-02-06 to 11-16-06 due to unexpected out of town travel, thank you.

Best regards,
Ali Bahrami

Walsh, Wendy

From: Robert Mann [rmann@tceq.state.tx.us]
Sent: Sunday, December 10, 2006 10:33 PM
To: Walsh, Wendy
Cc: rmmann@sbcglobal.net
Subject: Postponement of C14-06-0029, 620 North

Ms. Walsh,

As a homeowner representing the homeowners of Oak Park Subdivision, I would like to request a postponement of the consideration of zoning proposal for the above case which is currently scheduled for 12/14/06.

Several of the Oak Park Subdivision homeowners have requested that discussion of the 620 North rezoning be delayed from 12/14/06 Council agenda until a future council meeting because of the busy schedule just prior to the Christmas holidays, and several will be out of town this Thursday evening. The delay will provide time for us to research the wastewater issue, discuss on-site sewage and several other issues with the City of Austin staff, and become better organized to present to Council our concerns with a restaurant development which will result in more than 1,000,000 gallons of high-strength wastewater annually on a small tract without wastewater service and the high potential to impact the only water source for 10 existing adjacent homeowners. Also we have noted that the 10 Acre tract due west of Oak Park Subdivision is also a developing area and that its developers have requested that prior to development that it be allowed to enter the City of Austin and yet also contract/receive utility (water/wastewater) services from the Brushy Creek MUD (without cost to Austin) as discussed as Item 5 on the 12/7/06 agenda. We would like to review this case and determine whether this would also be a potential solution for the 620 North tract prior to development.

Please call or contact me if there is a problem in rescheduling this action.

Thanks,
Bob Mann
Oak Park Subdivision Homeowners
560-8019 cell
work: Rmann@tceq.state.tx.us
Home: rmmann@sbcglobal.net